

**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, November 14, 2018
DRAFT MINUTES**

ROLL CALL: 7:00 PM

ATTENDANCE: Chairperson Lisa Sadinsky; Commissioners: Todd Doyle; Jared Grise, Michael Johnson and Donald Neville; Alternate: Mike D'Amato; Brian Pudlik, ZEO and Secretary to ZBA, Brittany Bermingham, AZEO

The Zoning Board of Appeals met in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford on Wednesday, November 14, 2018, at 7:00 p.m., to hear and act on the following petitions:

#18-18 **22 Whetten Road** – Petition of J. Rossi requesting a variance to section 177-20(D), Obstructions in Yards. Requesting a +/-19-foot variance to the 47 foot building line in order to maintain an existing fence that is greater than four feet in height and less than half-solid. **R-13 zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Neville made a motion to grant the petition; second by Commissioner Sadinsky. In reaching its decision, the Board found the following conditions to exist:

1. The applicant was not able to present a legal hardship as rationale for why the variance should be granted.
2. The applicant's objective of protecting children from going down the steep slope could be achieved with a code compliant fence and by planting shrubs.

Voting in favor: None

Opposed: Commissioners: D'Amato (seated for Grise), Doyle, Johnson, Neville and Sadinsky

VOTE: 0-5; Petition denied.

#21-18 **977 New Britain Avenue** – Petition of West Hartford No. 2, LLC requesting a variance to section 177-8(E)(2)(a), Special flood hazard area. Requesting a variance to the requirement that all new structures in SFHA Zones A or AE shall have the bottom of the lowest floor elevated two (2) feet above the base flood elevation (BFE) for the construction of a new 7,422 square foot retail building at an elevation equal to the BFE, per plans on file. **BG zone**

Continued to the December 19, 2018 regular meeting of the ZBA



#22-18 **45 Westfield Road** – Petition of H. McGrath requesting a variance to section 177-20, Obstructions in Yards. Requesting a +/-9-inch variance to the 4-foot side yard setback for the construction of a new 14.5' x 7.5' deck on the rear of the home, per plans on file.
R-6 zone

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Neville made a motion to grant the petition; second by Commissioner Doyle. In reaching its decision, the Board found the following conditions to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
2. Variance request will not adversely impact neighboring properties.
3. The variance request is minor in nature and will not result in any further encroachment into the side yard setback than the existing porch.

VOTE: 5-0; Voting in favor were Commissioners: Doyle, Grise, Johnson, Neville and Sadinsky

Voting against: None

Petition approved.

- Approval of minutes from the regular meeting held on June 20, 2018 (Motion Neville/Second Sadinsky: Approved), July 18, 2018 (Motion Neville/Second Johnson; Approved) and October (Motion Grise/Second Neville; Approved)
- Adjournment (Motion: Neville; Second: Johnson/ Approved. Meeting adjourned at 7:45pm)